



**Hastings Avenue, Cheshunt Waltham Cross EN7 6DY**

william  
h brown

**welcome to**

## **Hastings Avenue, Cheshunt Waltham Cross**

William H Brown are delighted to bring to the market this stunning, spacious and substantial detached four bedroom family home situated in a popular residential location. An internal viewing is highly recommended!

### **Accommodation Comprises Of:**

#### **Entrance Hall**

Laminate floor, radiator.

#### **Cloakroom**

wc, part tiled walls, laminate floor, radiator, wash hand basin.

#### **Study**

9' 7" x 7' 6" ( 2.92m x 2.29m )

Double glazed window to front aspect, storage cupboard, laminate floor, radiator.

#### **Lounge**

29' 4" x 12' 8" ( 8.94m x 3.86m )

Two vertical radiators, laminate floor, bifold doors, log burner.

#### **Dining Room**

17' x 8' 11" ( 5.18m x 2.72m )

Double glazed window to front aspect, laminate floor, radiator.

#### **Kitchen**

17' x 11' 11" ( 5.18m x 3.63m )

Double glazed window to front aspect, double glazed window to side aspect, radiator, integrated fridge freezer, integrated double oven, integrated dishwasher, integrated washing machine, laminate floor.

#### **Landing**

Access to the loft, radiator, storage cupboard.

#### **Bedroom 1**

17' x 12' 7" ( 5.18m x 3.84m )

Double glazed window to rear aspect, fitted wardrobe.

#### **En-Suite**

Double glazed window to rear aspect, chrome heated radiator, wc, wash hand basin, part tiled walls, laminate floor, walk in shower cubicle.

#### **Bedroom 2**

11' 1" x 9' 10" ( 3.38m x 3.00m )

Double glazed window to front aspect, radiator.

#### **Bedroom 3**

16' 4" x 9' 6" ( 4.98m x 2.90m )

Double glazed window to rear aspect, radiator.

#### **Bedroom 4**

9' 9" x 7' 3" ( 2.97m x 2.21m )

Double glazed window to front aspect, radiator.

#### **Bathroom**

Double glazed window to rear aspect, laminate floor, chrome heated radiator, part tiled walls, paneled bath, wc, wash hand basin.

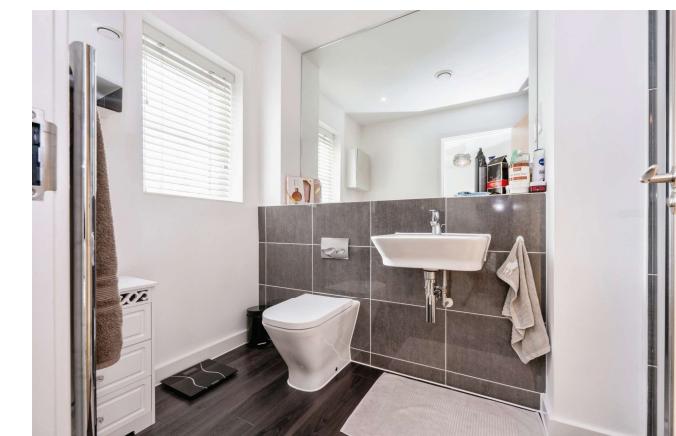
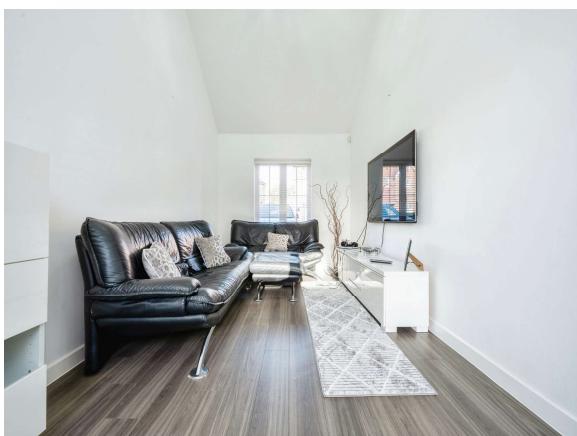
#### **Exterior** **Front Garden**

To the front of the property is a driveway, lawn area, garage.

#### **Rear Garden**

To the rear of the property is a patio area, decking area, lawn.





***view this property online*** [williamhbrown.co.uk/Property/BRX109471](http://williamhbrown.co.uk/Property/BRX109471)



welcome to

## Hastings Avenue, Cheshunt Waltham Cross

- Garage and driveway
- Detached family home
- Four bedrooms
- Main bathroom, en-suite and downstairs wc
- Modern kitchen with dining area

Tenure: Freehold EPC Rating: C

Council Tax Band: G

offers in excess of

**£850,000**



**Ground Floor**



**First Floor**

Total floor area 177.9 m<sup>2</sup> (1,914 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

**view this property online** [williamhbrown.co.uk/Property/BRX109471](http://williamhbrown.co.uk/Property/BRX109471)



Property Ref:  
BRX109471 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**01992 464174**



Broxbourne@williamhbrown.co.uk



47 High Road, BROXBOURNE, Hertfordshire, EN10 7HX



**williamhbrown.co.uk**



**Hastings Avenue, Cheshunt Waltham Cross EN7 6DY**

william  
h brown

**welcome to**

## **Hastings Avenue, Cheshunt Waltham Cross**

William H Brown are delighted to bring to the market this stunning, spacious and substantial detached four bedroom family home situated in a popular residential location. An internal viewing is highly recommended!

### **Accommodation Comprises Of:**

#### **Entrance Hall**

Laminate floor, radiator.

#### **Cloakroom**

wc, part tiled walls, laminate floor, radiator, wash hand basin.

#### **Study**

9' 7" x 7' 6" ( 2.92m x 2.29m )

Double glazed window to front aspect, storage cupboard, laminate floor, radiator.

#### **Lounge**

29' 4" x 12' 8" ( 8.94m x 3.86m )

Two vertical radiators, laminate floor, bifold doors, log burner.

#### **Dining Room**

17' x 8' 11" ( 5.18m x 2.72m )

Double glazed window to front aspect, laminate floor, radiator.

#### **Kitchen**

17' x 11' 11" ( 5.18m x 3.63m )

Double glazed window to front aspect, double glazed window to side aspect, radiator, integrated fridge freezer, integrated double oven, integrated dishwasher, integrated washing machine, laminate floor.

#### **Landing**

Access to the loft, radiator, storage cupboard.

#### **Bedroom 1**

17' x 12' 7" ( 5.18m x 3.84m )

Double glazed window to rear aspect, fitted wardrobe.

#### **En-Suite**

Double glazed window to rear aspect, chrome heated radiator, wc, wash hand basin, part tiled walls, laminate floor, walk in shower cubicle.

#### **Bedroom 2**

11' 1" x 9' 10" ( 3.38m x 3.00m )

Double glazed window to front aspect, radiator.

#### **Bedroom 3**

16' 4" x 9' 6" ( 4.98m x 2.90m )

Double glazed window to rear aspect, radiator.

#### **Bedroom 4**

9' 9" x 7' 3" ( 2.97m x 2.21m )

Double glazed window to front aspect, radiator.

#### **Bathroom**

Double glazed window to rear aspect, laminate floor, chrome heated radiator, part tiled walls, paneled bath, wc, wash hand basin.

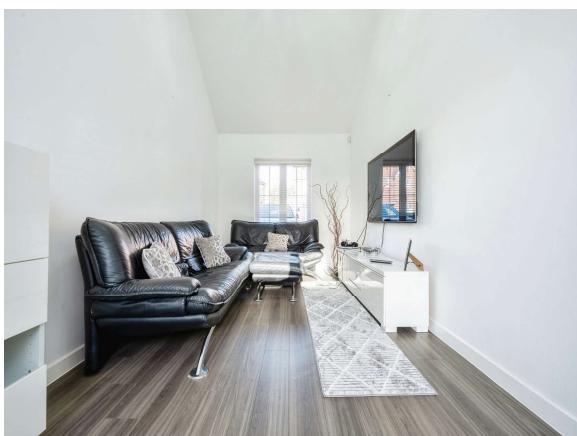
#### **Exterior** **Front Garden**

To the front of the property is a driveway, lawn area, garage.

#### **Rear Garden**

To the rear of the property is a patio area, decking area, lawn.





***view this property online*** [williamhbrown.co.uk/Property/BRX109471](http://williamhbrown.co.uk/Property/BRX109471)



welcome to

## Hastings Avenue, Cheshunt Waltham Cross

- Garage and driveway
- Detached family home
- Four bedrooms
- Main bathroom, en-suite and downstairs wc
- Modern kitchen with dining area

Tenure: Freehold EPC Rating: C

Council Tax Band: G

offers in excess of

**£850,000**



**Ground Floor**



**First Floor**

Total floor area 177.9 m<sup>2</sup> (1,914 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

**view this property online** [williamhbrown.co.uk/Property/BRX109471](http://williamhbrown.co.uk/Property/BRX109471)



Property Ref:  
BRX109471 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**01992 464174**



Broxbourne@williamhbrown.co.uk



47 High Road, BROXBOURNE, Hertfordshire, EN10 7HX



**williamhbrown.co.uk**



**Hastings Avenue, Cheshunt Waltham Cross EN7 6DY**

william  
h brown

**welcome to**

## **Hastings Avenue, Cheshunt Waltham Cross**

William H Brown are delighted to bring to the market this stunning, spacious and substantial detached four bedroom family home situated in a popular residential location. An internal viewing is highly recommended!

### **Accommodation Comprises Of:**

#### **Entrance Hall**

Laminate floor, radiator.

#### **Cloakroom**

wc, part tiled walls, laminate floor, radiator, wash hand basin.

#### **Study**

9' 7" x 7' 6" ( 2.92m x 2.29m )

Double glazed window to front aspect, storage cupboard, laminate floor, radiator.

#### **Lounge**

29' 4" x 12' 8" ( 8.94m x 3.86m )

Two vertical radiators, laminate floor, bifold doors, log burner.

#### **Dining Room**

17' x 8' 11" ( 5.18m x 2.72m )

Double glazed window to front aspect, laminate floor, radiator.

#### **Kitchen**

17' x 11' 11" ( 5.18m x 3.63m )

Double glazed window to front aspect, double glazed window to side aspect, radiator, integrated fridge freezer, integrated double oven, integrated dishwasher, integrated washing machine, laminate floor.

#### **Landing**

Access to the loft, radiator, storage cupboard.

#### **Bedroom 1**

17' x 12' 7" ( 5.18m x 3.84m )

Double glazed window to rear aspect, fitted wardrobe.

#### **En-Suite**

Double glazed window to rear aspect, chrome heated radiator, wc, wash hand basin, part tiled walls, laminate floor, walk in shower cubicle.

#### **Bedroom 2**

11' 1" x 9' 10" ( 3.38m x 3.00m )

Double glazed window to front aspect, radiator.

#### **Bedroom 3**

16' 4" x 9' 6" ( 4.98m x 2.90m )

Double glazed window to rear aspect, radiator.

#### **Bedroom 4**

9' 9" x 7' 3" ( 2.97m x 2.21m )

Double glazed window to front aspect, radiator.

#### **Bathroom**

Double glazed window to rear aspect, laminate floor, chrome heated radiator, part tiled walls, paneled bath, wc, wash hand basin.

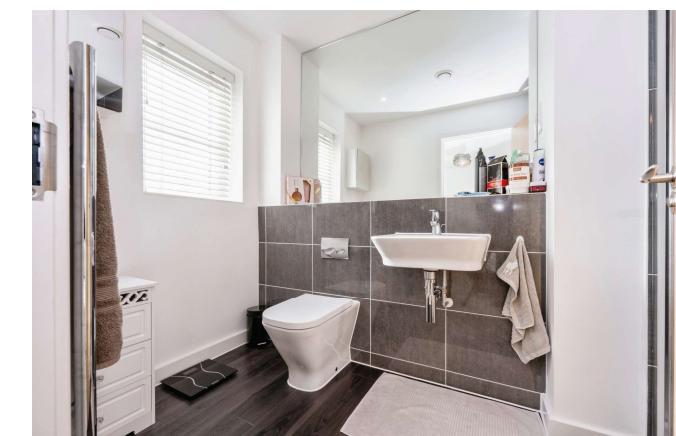
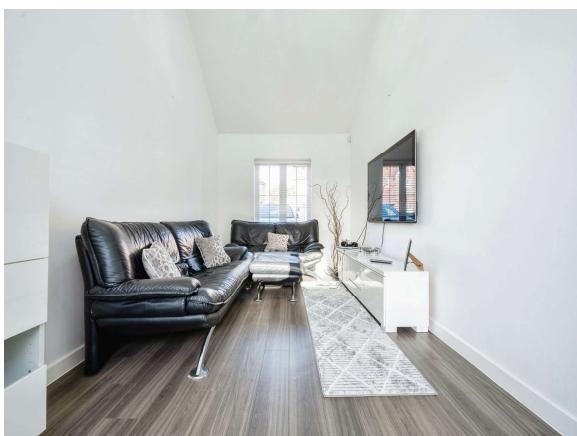
#### **Exterior** **Front Garden**

To the front of the property is a driveway, lawn area, garage.

#### **Rear Garden**

To the rear of the property is a patio area, decking area, lawn.





***view this property online*** [williamhbrown.co.uk/Property/BRX109471](http://williamhbrown.co.uk/Property/BRX109471)



welcome to

## Hastings Avenue, Cheshunt Waltham Cross

- Garage and driveway
- Detached family home
- Four bedrooms
- Main bathroom, en-suite and downstairs wc
- Modern kitchen with dining area

Tenure: Freehold EPC Rating: C

Council Tax Band: G

offers in excess of

**£850,000**



**Ground Floor**



**First Floor**

Total floor area 177.9 m<sup>2</sup> (1,914 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

**view this property online** [williamhbrown.co.uk/Property/BRX109471](http://williamhbrown.co.uk/Property/BRX109471)



Property Ref:  
BRX109471 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**01992 464174**



Broxbourne@williamhbrown.co.uk



47 High Road, BROXBOURNE, Hertfordshire, EN10 7HX



**williamhbrown.co.uk**



**Hastings Avenue, Cheshunt Waltham Cross EN7 6DY**

william  
h brown

**welcome to**

## **Hastings Avenue, Cheshunt Waltham Cross**

William H Brown are delighted to bring to the market this stunning, spacious and substantial detached four bedroom family home situated in a popular residential location. An internal viewing is highly recommended!

### **Accommodation Comprises Of:**

#### **Entrance Hall**

Laminate floor, radiator.

#### **Cloakroom**

wc, part tiled walls, laminate floor, radiator, wash hand basin.

#### **Study**

9' 7" x 7' 6" ( 2.92m x 2.29m )

Double glazed window to front aspect, storage cupboard, laminate floor, radiator.

#### **Lounge**

29' 4" x 12' 8" ( 8.94m x 3.86m )

Two vertical radiators, laminate floor, bifold doors, log burner.

#### **Dining Room**

17' x 8' 11" ( 5.18m x 2.72m )

Double glazed window to front aspect, laminate floor, radiator.

#### **Kitchen**

17' x 11' 11" ( 5.18m x 3.63m )

Double glazed window to front aspect, double glazed window to side aspect, radiator, integrated fridge freezer, integrated double oven, integrated dishwasher, integrated washing machine, laminate floor.

#### **Landing**

Access to the loft, radiator, storage cupboard.

#### **Bedroom 1**

17' x 12' 7" ( 5.18m x 3.84m )

Double glazed window to rear aspect, fitted wardrobe.

#### **En-Suite**

Double glazed window to rear aspect, chrome heated radiator, wc, wash hand basin, part tiled walls, laminate floor, walk in shower cubicle.

#### **Bedroom 2**

11' 1" x 9' 10" ( 3.38m x 3.00m )

Double glazed window to front aspect, radiator.

#### **Bedroom 3**

16' 4" x 9' 6" ( 4.98m x 2.90m )

Double glazed window to rear aspect, radiator.

#### **Bedroom 4**

9' 9" x 7' 3" ( 2.97m x 2.21m )

Double glazed window to front aspect, radiator.

#### **Bathroom**

Double glazed window to rear aspect, laminate floor, chrome heated radiator, part tiled walls, paneled bath, wc, wash hand basin.

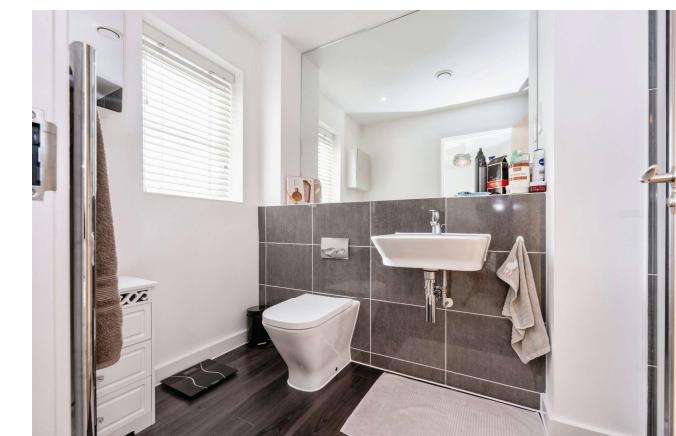
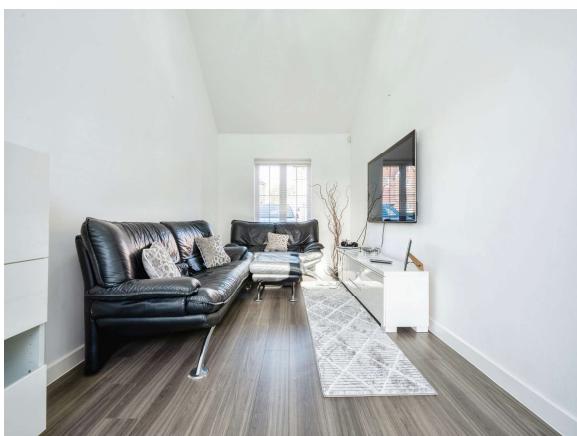
#### **Exterior** **Front Garden**

To the front of the property is a driveway, lawn area, garage.

#### **Rear Garden**

To the rear of the property is a patio area, decking area, lawn.





***view this property online*** [williamhbrown.co.uk/Property/BRX109471](http://williamhbrown.co.uk/Property/BRX109471)



welcome to

## Hastings Avenue, Cheshunt Waltham Cross

- Garage and driveway
- Detached family home
- Four bedrooms
- Main bathroom, en-suite and downstairs wc
- Modern kitchen with dining area

Tenure: Freehold EPC Rating: C

Council Tax Band: G

offers in excess of

**£850,000**



**Ground Floor**



**First Floor**

Total floor area 177.9 m<sup>2</sup> (1,914 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

**view this property online** [williamhbrown.co.uk/Property/BRX109471](http://williamhbrown.co.uk/Property/BRX109471)



Property Ref:  
BRX109471 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**01992 464174**



Broxbourne@williamhbrown.co.uk



47 High Road, BROXBOURNE, Hertfordshire, EN10 7HX



**williamhbrown.co.uk**



**Hastings Avenue, Cheshunt Waltham Cross EN7 6DY**

william  
h brown

**welcome to**

## **Hastings Avenue, Cheshunt Waltham Cross**

William H Brown are delighted to bring to the market this stunning, spacious and substantial detached four bedroom family home situated in a popular residential location. An internal viewing is highly recommended!

### **Accommodation Comprises Of:**

#### **Entrance Hall**

Laminate floor, radiator.

#### **Cloakroom**

wc, part tiled walls, laminate floor, radiator, wash hand basin.

#### **Study**

9' 7" x 7' 6" ( 2.92m x 2.29m )

Double glazed window to front aspect, storage cupboard, laminate floor, radiator.

#### **Lounge**

29' 4" x 12' 8" ( 8.94m x 3.86m )

Two vertical radiators, laminate floor, bifold doors, log burner.

#### **Dining Room**

17' x 8' 11" ( 5.18m x 2.72m )

Double glazed window to front aspect, laminate floor, radiator.

#### **Kitchen**

17' x 11' 11" ( 5.18m x 3.63m )

Double glazed window to front aspect, double glazed window to side aspect, radiator, integrated fridge freezer, integrated double oven, integrated dishwasher, integrated washing machine, laminate floor.

#### **Landing**

Access to the loft, radiator, storage cupboard.

#### **Bedroom 1**

17' x 12' 7" ( 5.18m x 3.84m )

Double glazed window to rear aspect, fitted wardrobe.

#### **En-Suite**

Double glazed window to rear aspect, chrome heated radiator, wc, wash hand basin, part tiled walls, laminate floor, walk in shower cubicle.

#### **Bedroom 2**

11' 1" x 9' 10" ( 3.38m x 3.00m )

Double glazed window to front aspect, radiator.

#### **Bedroom 3**

16' 4" x 9' 6" ( 4.98m x 2.90m )

Double glazed window to rear aspect, radiator.

#### **Bedroom 4**

9' 9" x 7' 3" ( 2.97m x 2.21m )

Double glazed window to front aspect, radiator.

#### **Bathroom**

Double glazed window to rear aspect, laminate floor, chrome heated radiator, part tiled walls, paneled bath, wc, wash hand basin.

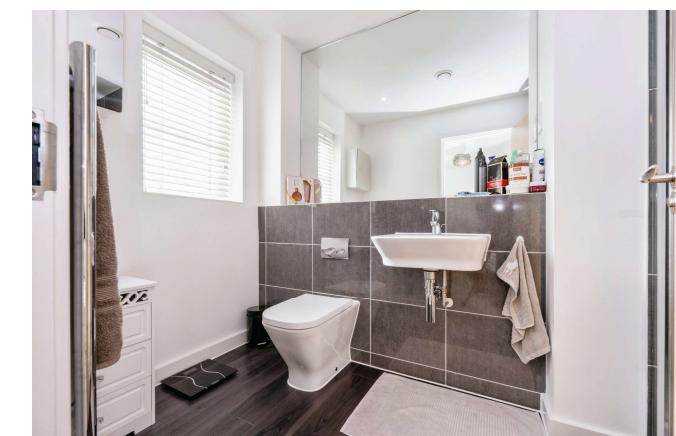
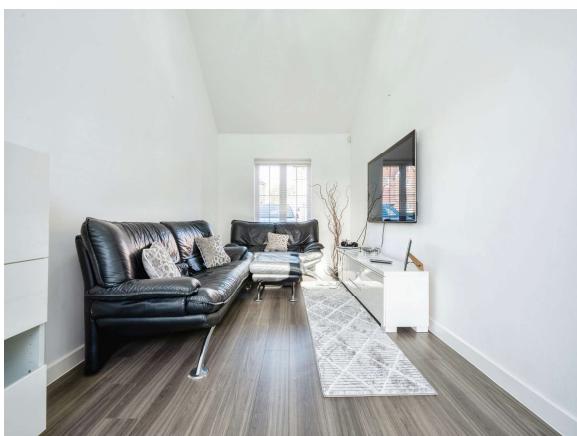
#### **Exterior** **Front Garden**

To the front of the property is a driveway, lawn area, garage.

#### **Rear Garden**

To the rear of the property is a patio area, decking area, lawn.





***view this property online*** [williamhbrown.co.uk/Property/BRX109471](http://williamhbrown.co.uk/Property/BRX109471)



welcome to

## Hastings Avenue, Cheshunt Waltham Cross

- Garage and driveway
- Detached family home
- Four bedrooms
- Main bathroom, en-suite and downstairs wc
- Modern kitchen with dining area

Tenure: Freehold EPC Rating: C

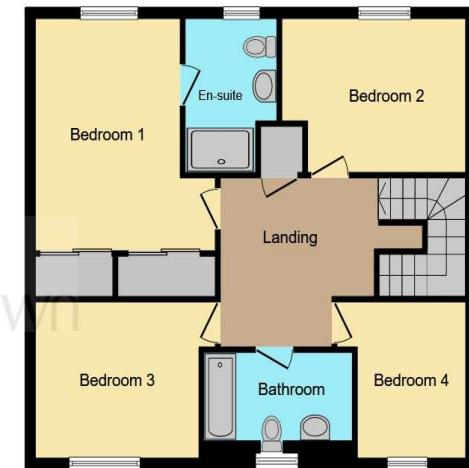
Council Tax Band: G

offers in excess of

**£850,000**



**Ground Floor**



**First Floor**

Total floor area 177.9 m<sup>2</sup> (1,914 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

**view this property online** [williamhbrown.co.uk/Property/BRX109471](http://williamhbrown.co.uk/Property/BRX109471)



Property Ref:  
BRX109471 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**01992 464174**



Broxbourne@williamhbrown.co.uk



47 High Road, BROXBOURNE, Hertfordshire, EN10 7HX



**williamhbrown.co.uk**